

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Francisco

State: CA

PJ's Total HOME Allocation Received: \$125,985,113

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	95.45 %	93.35 %	23	93.41 %	75		69
% of Funds Disbursed	93.90 %	85.12 %	8	84.68 %	91		90
Leveraging Ratio for Rental Activities	1.24	5.84	71	4.72	7		19
% of Completed Rental Disbursements to All Rental Commitments***	70.55 %	72.98 %	53	80.76 %	15		16
% of Completed CHDO Disbursements to All CHDO Reservations***	44.92 %	61.88 %	62	68.18 %	16		14
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.27 %	77.72 %	34	80.32 %	69		58
% of 0-30% AMI Renters to All Renters***	63.82 %	39.58 %	13	45.16 %	91		81
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.83 %	92.53 %	66	95.04 %	18		20
Overall Ranking:			In State:	52 / 92	Nationally:	22	26
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$37,438	\$33,130		\$26,037	1,653 Units		45.10 %
Homebuyer Unit	\$42,143	\$20,348		\$14,755	136 Units		3.70 %
Homeowner-Rehab Unit	\$0	\$27,021		\$20,487	0 Units		0.00 %
TBRA Unit	\$606	\$2,819		\$3,225	1,875 Units		51.20 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Francisco CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$83,904	\$191,168	\$0
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	1.2 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.23

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	27.0	31.6	0.0	17.3
Black/African American:	30.0	3.7	0.0	59.7
Asian:	9.4	52.2	0.0	1.5
American Indian/Alaska Native:	0.9	0.0	0.0	1.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	1.4
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.2
Asian and White:	0.1	0.7	0.0	0.0
Black/African American and White:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.1
Other Multi Racial:	8.7	0.0	0.0	5.9
Asian/Pacific Islander:	13.8	0.0	0.0	0.3

ETHNICITY:

Hispanic	9.6	11.8	0.0	12.6
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HOUSEHOLD SIZE:

1 Person:	65.5	39.0	0.0	53.3
2 Persons:	16.4	30.9	0.0	18.7
3 Persons:	9.2	17.6	0.0	13.1
4 Persons:	5.2	11.8	0.0	9.2
5 Persons:	2.4	0.0	0.0	3.9
6 Persons:	1.2	0.7	0.0	1.0
7 Persons:	0.1	0.0	0.0	0.6
8 or more Persons:	0.0	0.0	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	60.9	38.2	0.0	54.3
Elderly:	17.5	0.0	0.0	1.8
Related/Single Parent:	13.8	8.1	0.0	33.0
Related/Two Parent:	5.8	12.5	0.0	6.9
Other:	2.0	41.2	0.0	4.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	0.0 #
HOME TBRA:	6.0	
Other:	25.3	
No Assistance:	49.9	

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Francisco

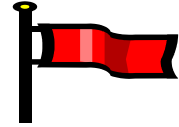
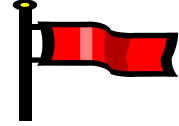
State: CA

Group Rank: 22
(Percentile)

State Rank: 52 / 92 PJs

Overall Rank: 26
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	70.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	44.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	91.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.05	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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